

BOSTON REDEVELOPMENT AUTHORITY

DOCUMENT NO. 31345
ADOPTED
2/16/89

FEBRUARY 16, 1989

ALLENDALE GLEN DEVELOPMENT PLAN

for

Planned Development Area No. 31

44 Allendale Street, West Roxbury

McNeil & Associates, Inc., Developer

DEVELOPER: The developer of the parcel of land located at 44 Allendale Street is McNeil & Associates, Inc. (the "Developer"), a Massachusetts corporation with its principal office at 420 Providence Highway, Westwood, Massachusetts 02070. Alexander H. McNeil is the president of the corporation and William R. Roop III, vice president, is the development supervisor of the proposed Planned Development Area ("PDA").

ARCHITECT: The project architect is The Architectural Team, Inc., of which Robert J. Verrier is president. The firm's corporate offices are located at 50 Commandant's Way, Admiral's Hill, Chelsea, Massachusetts 02150.

DESCRIPTION OF PLANNED DEVELOPMENT AREA: The PDA for Allendale Glen consists of a parcel of land in Boston, Suffolk County,

Massachusetts, containing approximately 13.496 acres, being Lot C on a plan of land entitled "Land in Boston (West Roxbury), Massachusetts", prepared by Aspinwall & Lincoln, dated August 24, 1927, and more particularly described in Exhibit A hereto, (the "Site").

LOCATION AND APPEARANCE OF STRUCTURES: The location and appearance of the proposed structure will be as depicted on the plans entitled "Allendale Glen, Boston, Mass., PDA" prepared by The Architectural Team, Inc., dated December 1, 1988 (the "Plans"), a schedule of which is attached hereto as Exhibit B, as may be further amended pursuant to the Design Review Procedures. The Allendale Glen Development contains a residential building in two sections connected at the lower level by a dining facility, and consists of ninety-nine (99) one, two and three bedroom units of elderly housing with dining, kitchen, community, health, service and one resident manager unit (the "Project").

The design is intended to integrate the Project with existing topographical conditions and to maintain much of the natural landscape so that there will be minimal visual impact from any anticipated activities. The facades of the buildings are masonry with wood and other trim as permitted by code. The roofs are gabled in order to enhance the residential character of the structure and minimize the building height.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT AND USE ALLOCATION:

The Project is technically located in West Roxbury across Allandale Street from the Faulkner Hospital, but it is popularly regarded as being a part of the Jamaica Hills section of Jamaica Plain. The Project is to be an elderly residential complex of ninety-nine (99) units and includes accessory parking, a resident superintendent unit, a green house, pedestrian paths, conservation areas, flower and vegetable garden areas, a resident dining facility and substantial common support areas such as game and meeting rooms, common sitting area and a small cooperative convenience store for the exclusive use of the Project residents.

The Project will provide elderly residents the opportunity to maintain an independent style of living while simultaneously providing immediate and economical access to necessary support services. The proposed marketing and management of the facility will create a unique opportunity for an elderly housing alternative which is consistent with or adapted to the economic requirements and capacities of a significant portion of the City's elderly population.

ESTIMATED CONSTRUCTION TIME: Commencement of construction is estimated to be within forty-five (45) days of receipt of applicable approvals, with completion of the Project to be within approximately twelve months thereafter.

PROJECTED NUMBER OF EMPLOYEES: During the construction phase it is estimated that the Project will generate 35-50 construction jobs. Upon completion of the Project it is estimated that between five and eight permanent positions will be created to staff administrative, security, building and ground maintenance positions. The Developer shall submit to the Mayor's Office of Jobs and Community Service and/or the Authority prior to the issuance of the initial building permit for the Development a Boston Resident Construction Employment Plan, an Employment Opportunity Plan and a First Source Agreement, in accordance with the Mayor's Executive Order of July 12, 1985 and Chapter 12 as amended by Chapter 17 of the Ordinances of 1986.

AFFIRMATIVE MARKETING/FAIR HOUSING:

1. The Developer shall provide the Authority with information to be submitted to the Boston Fair Housing Commission for its determination whether any outstanding housing discrimination complaints or issues exist. The Commission shall advise the Authority and the developer and shall take steps to attempt a resolution in accordance with the City of Boston Fair Housing and Employment Plan.
2. The Developer shall prepare an Affirmative Marketing/Fair Housing Plan for the leasing of units within the Project or the sale of shares of the owner entity of the Project and shall submit said Plan to the Authority and the Boston Fair Housing

Commission for review and approval prior to the issuance of the initial building permit for the Project or not less than sixty (60) days prior to the issuance of the first marketing materials for the Project, whichever is earlier. Said Plan shall include a pledge of non-discrimination statement for the Project.

BUILDING DIMENSIONS: That portion of the building most proximate to Allandale Street has three (3)/four (4) levels and is shown as Building A on the Site Plan attached hereto as Exhibit D; the rear portion of the building shown as Building B on said plan has four (4) and five (5) levels, with the following dimensions:

	BUILDING A	BUILDING B
HEIGHT	37'	54'
WIDTH	66'	66'
DEPTH	170'	201'

TRAFFIC MAINTENANCE PLAN AND TRANSPORTATION ACCESS PLAN: The Developer shall submit a Traffic Maintenance Plan pursuant to the City of Boston Transportation Department Construction Management Program prior to the issuance of the initial building permit for the Project to provide adequate measures to mitigate negative transportation impacts, if any, from the Project during

its construction. In addition, the Developer shall enter into a Transportation Access Plan Agreement with the City of Boston Transportation Department prior to the issuance of the initial building permit for the Project to provide adequate measures to mitigate negative transportation impacts, if any, from the Project.

PROPOSED TRAFFIC CIRCULATION: The Plans, as may be further amended, pursuant to Design Review Procedures, detail the proposed traffic access to the PDA and circulation within the PDA. Vehicular and pedestrian access will be from Allandale Street and traffic circulation within the Site will be restricted to the surface areas as shown on the Plans. The restriction of vehicular access to the conservation land is designed to increase the area available for passive pedestrian use and natural open space.

PARKING AND LOADING FACILITIES: One hundred (100) surface parking spaces (one for each of the ninety-nine residential units and one space for the resident superintendent unit as required by Article 23-1 of the Boston Zoning Code) are to be provided as shown on the Plans.

There are no unusual loading requirements for the Project and a delivery area is provided to the rear of the front portion of the building as shown on the Plans.

ACCESS TO PUBLIC TRANSPORTATION: The Site is located on Allandale Street, a road connecting Centre Street in Jamaica Plain/West Roxbury to Newton Street in Brookline. Although the Site is not within walking distance of an MBTA rapid transit station, it is approximately eight hundred (800) feet to the MBTA bus line stop at the corner of Allandale and Centre Streets connecting the Forest Hills MBTA rapid transit station with Weld Street in West Roxbury. A sidewalk is to be constructed on the westerly side of Allandale Street from the Site to Brownson Terrace subject to approval of the appropriate agency(s) of the City of Boston to provide safe and comfortable pedestrian access as shown on Site Plan No. 2. Maintenance thereof will be provided by Project owner, its successors and assigns in perpetuity. Developer will enter into maintenance and indemnification agreement(s) as may be required with the said agency(s).

OPEN SPACES AND LANDSCAPING: As shown by the Plans submitted to the Authority as part of the PDA application, the area immediately surrounding the building will be suitably landscaped with foundation plantings, ground cover and lawn. On the northerly side of the structure will be natural pathways and several gardens for the use and enjoyment of the residents. The vast majority of the Site will remain in its natural state, both in terms of topography and vegetation, and a portion thereof

will be dedicated as permanent open space. Subject to a determination of its structural viability, the so-called "springhouse", now existing on the Site will be retained with minor exterior renovations to be made. Appropriate steps will be taken by the applicant to ensure that all mature trees on the Site, with the exception of those necessary to be removed in furtherance of the approved construction plan, will be maintained and preserved.

ENVIRONMENTAL REVIEW: The Project does not require the filing of an Environmental Notification Form. A 21E site evaluation report has been completed by Briggs & Associates, Inc. and the Site complies with the requirements of Massachusetts General Laws Chapter 21E. The Developer has filed with the Boston Conservation Commission a Notice of Intent and will comply with Massachusetts General Laws Chapter 131 (Wetlands Protection Act) and the Order of Conditions to be issued, which Order shall be issued prior to the issuance of the initial Building Permit.

COMPLIANCE WITH APPROVED DRAWINGS: The Developer shall construct the Project in accordance with the Plans as more specifically listed in Exhibit B, as may be further amended pursuant to Design Review Procedures. The Project shall be subject to ongoing design review through the contract document stage of design.

DESIGN REVIEW PROCEDURES: All design plans for the Project are subject to ongoing design review and approval by the Authority. Such review is to be conducted in accordance with that portion of the Authority's Development Review Procedures dated 1985, revised 1986, which pertains to the design features of the Project.

PROPOSED USES: The Site is currently located in an S-.3 District. The permitted uses for the Development shall be limited to the following use as described in Article 8, Section 8-7 of the Boston Zoning Code and Enabling Act (the "Code"):

<u>Code Use No.</u>	<u>Description</u>
7	Multi-family dwelling

and other uses, both incidental and accessory, as necessary to accomplish the Project, including, during the period of construction, marketing, and leasing of units in the Project or sale of shares of the owner entity of the Project and other uses as would be permitted from time to time in a S-.3 Residential district.

ZONING: Upon approval of the Overlay District PDA designation, the Site will be situated within a S-.3-D zoning district

(Residential District). In such a district, relief from the requirements of the Code is sought as an Exception pursuant to Article 6A of the Code. The Project will require Exceptions for the following Code provisions:

Article 8, Section 8-7 Use No. 7: The residential use is classified as a multi-family use and such use will require an Exception from the provisions of the Code.

Article 16, Section 16-1: The heights of the sections of the residential structure within the Project will vary from 37 to 54 feet from the relevant elevation of the ground to the ridge line mid-point of the roof. Additionally, the building will contain three, four and five levels of residential use in a 2 1/2 story zone. Therefore, relief will be sought in the form of an Exception from the provisions of the Code.

ADDITIONAL ZONING PROVISIONS: Upon (1) the request of the Developer, (2) receipt of a certificate from the Developer that the work on the Project has commenced and is diligently proceeding and (3) a finding by the Director of the Authority that the Project has commenced and is diligently proceeding in accordance with the Development Plan, the Authority shall issue to the Commissioner of the Inspectional Services Department of

the City of Boston a certificate, pursuant to Article 6A, Section 6A-1 of the Code ("6A Certificate"). The 6A Certificate shall state that the work within the Planned Development Area has commenced and is diligently proceeding. This certificate shall be issued as provided for in said Section 6A-1 of the Code. The approval by the Authority of the Development Plan or the issuance by the Authority of the 6A Certificate shall be conclusive evidence to the Commissioner of the Inspectional Services Department that the work on the Project is diligently proceeding.

DENSITY: The floor area ratio (F.A.R.) for the building to be located on the Site to the Site is .27. The basis for determining a PDA F.A.R. is as set forth on the Zoning Computation Sheet set forth as Exhibit C hereto.

DEED RESTRICTIONS/EASEMENTS: The Site shall be subject, inter alia and in part, to a conservation restriction in a form to be approved and accepted by the Boston Conservation Commission in order to preserve a natural open space area. The conservation area shall be as set forth on Conservation Restriction Site Plan (No. 22) subject to the approval of the Boston Conservation Commission. The granting of the conservation restriction shall be at no cost to the Boston Conservation Commission. The conservation restriction shall be granted in accordance with the

terms and provisions of M.G.L. c. 184, Section 31. With respect to approximately eight (8) acres of the Site, as shown on the Plans, the restriction will preserve a wooded rural setting. Upon conveyance of the conservation restriction, this land will be protected by a restriction which will specifically prohibit the following,

(a) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground; (b) dumping or placing of trash, waste or unsightly or offensive materials, (c) removal or destruction of trees, shrubs or other vegetation except as may be approved by the Boston Conservation Commission (d) excavation, dredging or removal of loam, peat gravel, soil rock or other mineral substance in such manner as to affect the surface, (e) surface use except for forest or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition, (f) activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation, or (g) other acts or uses detrimental to such retention of land or water areas.

In addition, the Developer shall grant certain restrictive and permissive easements to several abutters in order to preserve and enhance the rural residential character of the neighborhood and to provide effective screening, attractive landscaping and convenient access.

EXHIBIT A

ALLENDALE GLEN
44 ALLANDALE STREET
JAMAICA PLAIN

LEGAL DESCRIPTION

That certain parcel of land located in the West Roxbury District in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by the southwesterly line of Allandale Street, four hundred seventy and 21/100 (470.21) feet;
Southeasterly by lands now or formerly of Ida M. Hodson and of the Rowe Contracting Company, twelve hundred ninety-seven and 30/100 (1297.30) feet;
Southwesterly by lands now or formerly of Charlotte F. White and of Mary B. Brandegee, ten hundred fifty and 90/100 (1050.90) feet;
Northwesterly by said Brandegee land, one hundred ninety-three (193) feet;
Northeasterly by lot B as shown on the plan hereinafter mentioned, two hundred sixty-eight and 80/100 (268.80) feet;
Northwesterly by said lot B, one hundred twenty (120) feet;
Northeasterly by said lot B, sixteen (16) feet and by lot A as shown on said plan, two hundred seventy-three (273) feet, and
Northwesterly by said lot A, three hundred forty-eight (348) feet.
Said land is shown as Lot C on a subdivision plan drawn by Aspinwall Lincoln, Civil Engineers, dated August 24, 1927, as approved by the Court, filed in the Land Registration office as plan No. 12247-B, a copy of a portion of which is filed with certificate of title No. 22695.

There is excepted and excluded from the above described land Lot C1 on plan No. 12247-C filed with certificate of title No. 52802 and Lot 1 or plan No. 12247-D, filed with certificate of title No. 77129.

The above described land has the benefit of and is subject to the restrictions set forth in deeds filed and registered as Documents No. 77683 and No. 77684, as modified by agreement filed and registered as Document No. 95644, and further modified by agreement dated July 24, 1950, filed and registered as Document No. 192921 all in so far as in force and applicable, and subject also to easements as set forth in two grants to the City of Boston, one dated November 12, 1884, recorded with Suffolk Deeds Book 1659 Page 520 and one dated August 15, 1885, recorded as aforesaid Book 1690 Page 185 so far as the same may be applicable.

There is appurtenant to the above described land an easement set forth in deed from Marguerite Souther to Roxbury Home for Aged Women, dated September 25, 1967, filed and registered as Document No. 285415.

The above described land is subject to a grant of easement from the Roxbury Home for Aged Women to the Faulkner Hospital, dated September 28, 1967, recorded with Suffolk Registry of Deeds, Book 8151 Page 318, as stated in deed filed and registered as Document No. 365259.

EXHIBIT B

LIST OF PDA PLANS

List of the Plans and Drawings Entitled: Allendale Glen, Boston, Massachusetts. Prepared By the Architectural Team, Inc., 50 Commandants Way at Admirals Hill, Chelsea, MA 02150, dated December 1, 1988.

1. Perspective of Proposal Building
2. Site Plan
3. Site Plan-Trails and Paths
4. Planting Plan
5. Topographic/Plot Plan
6. Site Index Plan
7. Site Section
8. Ground Floor Plan
9. First Floor Plan
10. Second Floor Plan
11. Third Floor Plan
12. Top Floor Plan
13. Roof Plan
14. Front Elevation
15. Rear Elevation
16. Side Elevation
17. Side Elevation
18. Building Section
19. Unit Plans
20. Unit Plans
21. Parking Plan
22. Conservation Restriction Site Plan

EXHIBIT C

The Architectural Team

EXHIBIT 'C'

50 Commandant's Way • At Admiral's Hill • Chelsea, MA 02150

Telephone: 617-889-1102

Fax: 617-884-4329

ALLENDALE GLEN
Boston, Massachusetts

Site & Building Calculations

Lot Area: 13.496 acres (587,884 s.f.)

Building Gross Floor Area: 100 units (99 residences + 1 resident manager)

	<u>Res.</u>	<u>Non Res.</u>	<u>Total</u>
Ground Floor	16,787	18,045	34,832
First Floor	28,768	9,544	38,312
Second Floor	31,011	7,235	38,246
Third Floor	30,057	7,209	37,266
Top Floor	9,848	2,422	12,270
TOTALS:	116,471 s.f.	44,455 s.f.	160,926 s.f.

Building Lot Coverage: 41,528 s.f.

Roadways, Walkways, & Parking (1:1 ratio): 59,938 s.f.

Total Open Space: 486,418 s.f. = 11.17 acres

landscaped space 28,203 s.f. = .65 acres

detention basin 15,200 s.f. = .35 acres

undisturbed space 443,015 s.f. = 10.17 acres

% Open Space 83%

F.A.R. $\frac{160,926 \text{ s.f.}}{587,884 \text{ s.f.}} = .27$

BD 534 ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

FEB 09 09:49 617-542-647900

P.3

EXHIBIT C

(1) USE ITEM: ARTICLE 8

(2) DIMENSIONAL REQUIREMENTS: ARTICLE 13-1

ARTICLE AND SECTION	14-1	14-2	14-1 PLUS 14-2	14-3 14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
	MIN. LOT SIZE	MAX. LOT AREA FOR ADJUT. DWELLING UNIT	TOTAL LOT SIZE	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	USABLE OPEN SPACE PER DWELL. UNIT	MAX. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
Zone	9,000SF	6000/unit (594,000)	603,000	70	0.3	2 1/2 St. 35'	None	30'	15'	50'	None	20'
S.3 Single Family												
Multi-Family	9,000SF	5847/unit	587,884	300'	0.27	54'*	None	180'	75'	135'	N/A	N/A

GROSS FLOOR AREA: SECTION 2-1(21) F.A.R. = $\frac{\text{Gross Floor Area}}{\text{Lot Area}}$

$\frac{160,926}{587,884} = .273$

Ground Floor	34,832 s.f.
First Floor	38,312 s.f.
Second Floor	38,246 s.f.
Third Floor	37,266 s.f.
Top Floor	12,270 s.f.

Total -- 160,926 s.f.

(3) OFF-STREET PARKING: ARTICLE 23

Dwelling Units X factor = 1 space (for houses, apartments, hotels, etc.)

or 1 space (for offices, stores, factories, etc.)

(4) OFF-STREET LOADING: ARTICLE 24

only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 55, 59)

NOTE: All of above data is to be attached to, & incorporated into, the Plot Plan Signed by Certified Land Surveyor or Civil Engineer

EXHIBIT D

ALLENDALE GLEN
BOSTON, MASS.

SITE PLAN

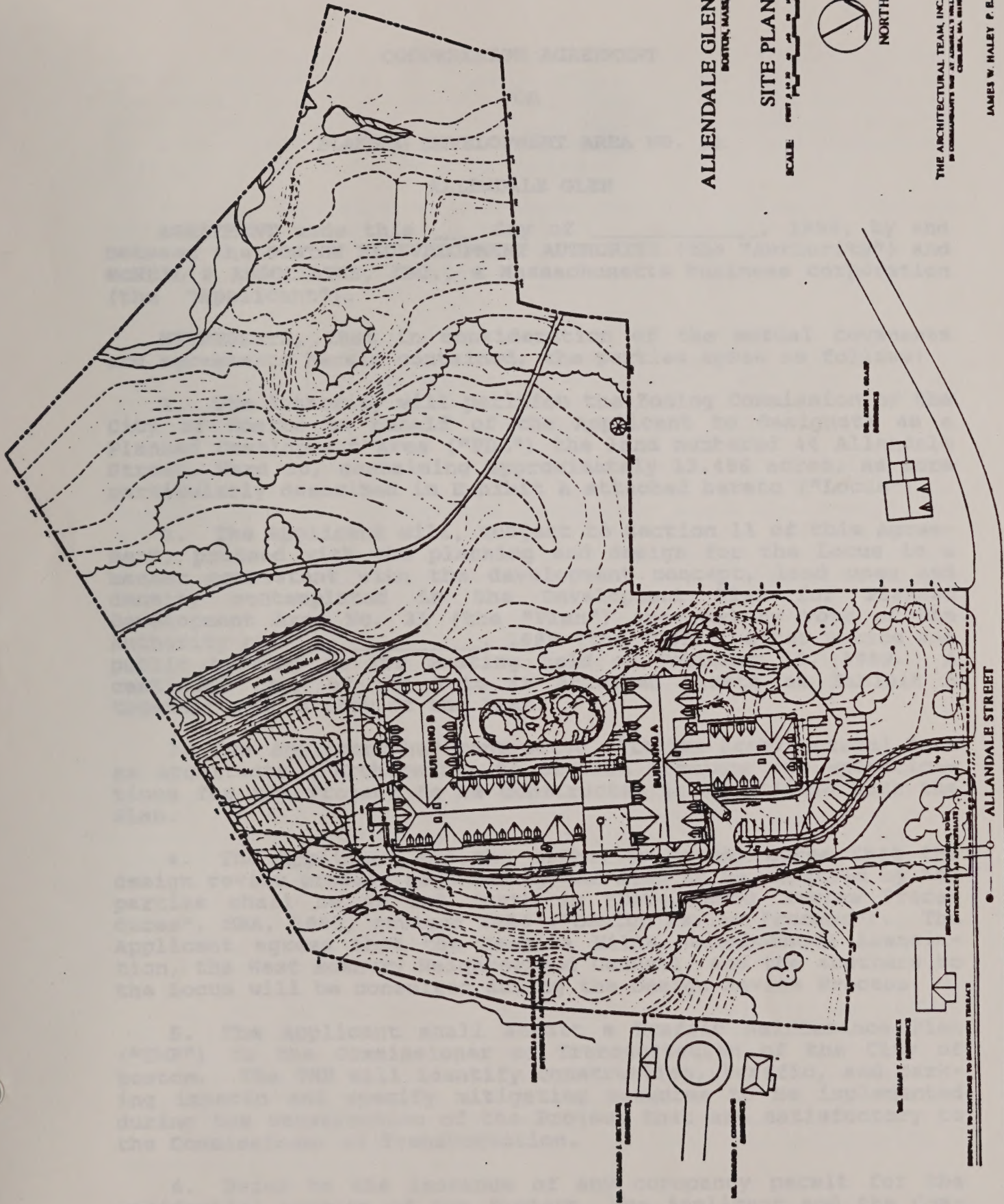
SCALE: 1" = 20'



NORTH

THE ARCHITECTURAL TEAM, INC.
IN CONSULTANTS ONE AT ALLENDALE GLEN
CONCORD, MA 01746

JAMES W. HALEY P.E.



COOPERATION AGREEMENT

FOR

PLANNED DEVELOPMENT AREA NO. 31

ALLENDALE GLEN

AGREEMENT made this ____ day of _____, 1989, by and between the BOSTON REDEVELOPMENT AUTHORITY (the "Authority") and MCNEIL & ASSOCIATES, INC., a Massachusetts business corporation (the "Applicant").

WITNESSETH, that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The Authority will petition the Zoning Commission of the City of Boston on behalf of the Applicant to designate as a Planned Development Area ("PDA") the land numbered 44 Allendale Street, Ward 20, containing approximately 13.496 acres, as more particularly described in Exhibit A attached hereto ("Locus").

2. The Applicant will, subject to Section 11 of this Agreement, proceed with the planning and design for the Locus in a manner consistent with the development concept, land uses and density contemplated in the Development Plan for Planned Development Area No. 31 (the "Plan") approved by vote of the Authority on _____, 1989 (the "Vote") after notice and public hearing at its meeting held on February 16, 1989. A certified copy of the Vote is attached hereto as Exhibit B together with a copy of the Plan.

3. The Applicant has contracted with The Architectural Team as architects ("Architect") to provide drawings and specifications for the Project to be constructed in accordance with the Plan.

4. The Applicant and the Authority hereby agree that the design review process required by the Plan to be observed by the parties shall be as set forth in "Development Review Procedures", BRA, 1985, revised 1986 ("Design Review Process"). The Applicant agrees that the Jamaica Hills Neighborhood Association, the West Roxbury Neighborhood Council, and the abutters to the Locus will be consulted during the Design Review Process.

5. The Applicant shall submit a Traffic Maintenance Plan ("TMP") to the Commissioner of Transportation of the City of Boston. The TMP will identify construction, traffic, and parking impacts and specify mitigating measures to be implemented during the construction of the Project that are satisfactory to the Commissioner of Transportation.

6. Prior to the issuance of any occupancy permit for the residential portion of the Project, the Applicant and the Commissioner of Transportation of the City of Boston shall enter into the TMP.

7. The Applicant shall submit a transportation access plan to the Commissioner of Transportation of the City of Boston. The transportation access plan will identify traffic and parking impacts of the Project and specify mitigating measures relative to said impacts that are satisfactory to the Commissioner of Transportation of the City of Boston.

8. The Applicant acknowledges that the proposal requires review and approval by the Authority of Schematic Drawings, Design Development Drawings, and Final Construction Drawings, as outlined in the Authority's "Development Review Procedures", BRA, 1985, revised 1986.

9. The Applicant represents to the Authority that construction of the Project shall commence within forty five (45) days of receipt of the applicable governmental approvals for the Project and that said construction shall be completed within twelve (12) months of said commencement.

10. The Authority will informally advise and actively cooperate with and publicly support the Applicant's efforts in obtaining from the appropriate municipal, state and federal entities and agencies all such permits, licenses and approvals, and exceptions, variances, and other deviations from the normal application of the applicable zoning and building codes and other ordinances and statutes which may be necessary in order to carry out development of the Project in the most expeditious and reasonable manner. The Authority shall also cooperate fully in any amendment processes necessitated as a result of the refinement of the drawings and specifications developed during the Design Review Process.

11. The Authority agrees to look solely to the Applicant's interest in the Project or to that of its successors and assigns, as the case may be, for any claim against the applicant or its successors and assigns arising under this Agreement or in connection with such Project. Neither the Applicant nor any trustee, beneficiary, partner, venturer, stockholder, manager, officer, director, agent or employee of the Applicant or its successors and assigns shall ever be personally liable under this Agreement; nor shall it or they ever be answerable or liable in any equitable proceeding or order beyond the extent of its or their interest in the Project.

12. If, in the future, the Applicant shall, in its reasonable judgment, determine that it has become infeasible to proceed with the whole or any portion of the approved Plan, then in such case and after substantiation by the Applicant of the reasons for not being able to proceed, the Authority shall cooperate with the Applicant to modify, alter or amend its approval of the Plan in order to allow the Applicant the opportunity to reasonably develop the land.

13. The Applicant shall submit a plan, to be known as a Boston Resident's Construction Employment Plan to the Director of the Mayor's Office of Jobs and Community Services ("OJCS")

which plan shall set forth in detail the Applicant's plans to ensure as set forth therein that its general contractor, and those engaged by said general contractor, for construction of the proposed development on the Locus meet on a craft by craft basis the following Boston Residents Construction Employment Standards: (1) at least 50 percent of the total employee worker hours in each trade shall be by bonafide Boston residents; (2) at least 25% of the total employee worker hours in each trade shall be by minorities; and (3) at least 10% of the total employee worker hours in each trade shall be by women. The Applicant shall include in the plan provisions for monitoring, compliance and sanctions. For purposes of this Section 12, worker hours shall include, without limitation, on-the-job training and apprenticeship positions.

14. The Applicant shall formulate an Employment Opportunity Plan which shall provide for the Applicant's good faith efforts to achieve a goal that 50% of the permanent employment opportunities created by the Project shall be made available to Boston residents. The Applicant shall submit the plan to the Director of OJCS prior to issuance of an occupancy permit for the first residential building to be constructed on the Locus.

15. The Applicant shall formulate an Affirmative Marketing/Fair Housing Plan for the leasing of units within the Project or the sale of shares of the owner entity of the Project which complies with the City of Boston Fair Housing and Employment Plan and shall submit said Affirmative Marketing/Fair Housing Plan to the Director of the Authority prior to the issuance of an occupancy permit for the first residential building to be constructed on the Locus.

16. The Applicant shall obtain an Order of Conditions from the Boston Conservation Commission prior to the issuance of the initial building permit for the Project.

17. The Applicant shall submit to the Authority an archaeology report regarding the Locus satisfactory to the Authority prior to the issuance of the initial building permit for the Project. In the event that said archaeology report indicates that further archaeological study of the Locus is necessary, the Applicant agrees that such further archaeological study of the Locus shall be made prior to the issuance of the initial building permit for the Project.

18. This Agreement shall be binding upon the successors and assigns of the Applicant and the Authority.

19. Each and every covenant and agreement contained in this Agreement is and shall be construed to be a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid and unenforceable, the remainder of this Agreement or the application of such term to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each

term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in their behalf by their respective representatives thereunto duly authorized as of the day and year first above set forth.

WITNESS:

BOSTON REDEVELOPMENT AUTHORITY

By: _____

WITNESS:

MCNEIL & ASSOCIATES, INC.

By: _____

Hereunto Duly Authorized

APPROVED AS TO FORM:

Chief General Counsel
Boston Redevelopment Authority

M E M O R A N D U M

FEBRUARY 16, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: WILLIAM D. WHITNEY, ASSISTANT DIRECTOR FOR
URBAN DESIGN AND DEVELOPMENT
NANCY TENTINDO, PROJECT MANAGER
JAMES KOSTARAS, PROJECT ARCHITECT

SUBJECT: PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 31, ALLENDALE GLEN, WEST
ROXBURY FOR DEVELOPMENT OF AN ELDERLY HOUSING
COMPLEX

EXECUTIVE SUMMARY: McNeil & Associates, Inc. seek a Planned
Development Area designation for a parcel of land
at 44 Allandale Street, West Roxbury to allow for
an elderly housing development.

McNeil & Associates, Inc., Alexander McNeil, President, and William R. Roop, Vice-President, seek a Planned Development Area designation for a parcel of land at 44 Allandale Street, West Roxbury, commonly known as the Souther Estate. The proposal consists of a residential development in two sections connected by a one-story dining facility. There are 99 elderly units, consisting of one-, two- and three-bedrooms and one resident manager unit. There will be surface parking for 100 cars or a 1:1 ratio. Amenities include a green house, conservation land with pedestrian pathways, gardens, a common dining facility, and common support areas such as game and meeting rooms, sitting areas, and a cooperative convenience store for the exclusive use of the project residents.

The proposed Planned Development Area is located in an S-.3 District. However, the proposed project's use is classified as a multi-family use, and the building contains three, four, and five levels in a 2½-story zone. Therefore, the proposed project will require deviations from the Zoning Code which will be sought in the form of exceptions before the Zoning Board of Appeal.

The developer, McNeil & Associates, Inc., holds a 99-year lease on the property from Faulkner Hospital, Inc. which owns the property. The proposed project is financed through an equity transfer mechanism known as endowment housing. Under this concept, an elderly homeowner sells his home and uses part of the equity to purchase a lease for a unit at Allendale Glen. The cost of the units, or the entrance endowment is designed to be

below current market rates for comparable housing, or approximately 50% to 70% of the sale price of a person's existing home. The developer estimates the entrance endowment for Allendale Glen at between \$155,000 and \$235,000, which is 90 percent refundable to the individual or his or her estate at the termination of the lease. There is an additional monthly rent which is based on actual operating expenses which is projected to be approximately \$495.

The endowment housing concept meets the needs of elderly homeowners who may own a home which is larger than they require and more costly than they can afford to maintain during retirement. Subsidized elderly housing does not meet the needs of this sector of the elderly population because elderly homeowners, while often on a fixed income, have too much equity in the existing home to qualify. Therefore, the endowment concept enables the elderly homeowner to obtain a more suitable residence at a below-market monthly cost, thus providing an affordable housing alternative for this group. Of the 723 households surveyed by the developer in the Jamaica Hills neighborhood, 42 percent of the households were found to be owner occupied by a person 60 years of age or older. According to the developer, approximately 65 to 70 people have expressed interest in living in the development. McNeil has completed two endowment housing projects, Webster Green in Needham, and Phillips Park in Wellesley.

The proposed design of Allendale Glen consists of a building in two distinct sections connected by a below-grade passageway and one-story common dining area, built into the slope of a hill. Building A, consisting of 35 units, is three and four stories and is located approximately 180 feet from Allandale Street. Building B, a larger four and five-story building consisting of 65 units, is situated further into the site and thus, is less visible from Allandale Street. Both buildings are designed to complement the steep grades which characterize the topography of the site in a way which minimizes the apparent visual impact of the building. The articulation of bay windows, balconies, dormers, gable roofs, and fenestration details are compatible with the residential character of the surrounding neighborhood. The selection of brick and clapboard as the major materials, with the large gable roofs, and dormers on each building, further reinforces the residential character of the proposal.

The parcel, consisting of approximately 13.496 acres, is located off Allandale Street in West Roxbury, but is popularly regarded as being a part of the Jamaica Hills section of Jamaica Plain. The site is an undeveloped area, is wooded, and has a stream and wetland running across the site. In a report published by the

Authority in 1976, the property was deemed an Urban Wilds site. The developer will submit an archeology report, satisfactory to the Authority, concerning the potential for the discovery of artifacts of archeological significance on the site.

A significant public benefit of this proposal is the retention of a large area, currently proposed to be approximately 8 acres, which will be placed under a conservation restriction thereby insuring that the land will forever remain in its natural and undeveloped state. The conservation restriction is subject to the approval of the Boston Conservation Commission and the Massachusetts Secretary of Environmental Affairs. This area will have footpaths and will be connected with adjoining publicly accessible conservation land. Moreover, the design of the buildings preserves more of the site's open space and the mature trees which exist on the property than if built in accordance with the Zoning Code.

In addition, the developer is granting certain restrictive and permissive easements to several abutters to preserve the rural residential character of the site and provide effective screening of the project for these abutters.

The project will require a Wetlands Order of Conditions permit from the Boston Conservation Commission. The project was reviewed by the Massachusetts Secretary of Environmental Affairs who has determined that the project need not file an Environmental Notification Form.

The developer has met with the City of Boston Transportation Department and will enter into a Transportation Access Plan Agreement to mitigate negative transportation impacts from the project and a Transportation Maintenance Plan, pursuant to the City's Construction Management Program, to manage traffic during the construction period. The developer will also submit a Fair Housing Plan for the marketing of the units.

A letter of support is attached from the Jamaica Hills Neighborhood Association and its Zoning Subcommittee. The West Roxbury Neighborhood Council Land Use Subcommittee recommended the project to the full Neighborhood Council which voted to support the project on October 24, 1988. However on February 8, 1989, the Land Use Subcommittee reconsidered the project on the request of the Mayor's Office of Neighborhood Services on behalf of several abutters. At that meeting, the Land Use Subcommittee reaffirmed its recommendation, but supported further resolution of outstanding abutter issues. Additional letters are attached from neighborhood residents and from Councilor Thomas Menino.

The basic size and ownership requirements for a Planned Development Area have been met, and the design review process has resulted in the Development Plan presented today. The developer is continuing to work to address certain abutter concerns, however, which may result in some dimensional modifications.

We therefore recommend that the Boston Redevelopment Authority approve the Development Plan for Planned Development Area No. 31 as presented and recommend that the Authority authorize the Director to petition the Zoning Commission for a Planned Development Area subdistrict designation, bounded as described, subject to the submission of revised plans containing certain dimensional modifications.

Appropriate votes follow:

VOTED: That in connection with the Development Plan for 44 Allandale Street, West Roxbury, presented at the public hearing duly held at the offices of the Authority on February 16, 1989, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all the criteria and specifications for a Planned Development Area subdistrict designation set forth in the Boston Zoning Code as amended;

AND FURTHER

VOTED: That pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plan for 44 Allandale Street, West Roxbury. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 31" dated February 16, 1989, and in a series of plans listed in Exhibit B of said document; said document and plans shall be on file in the offices of the Authority;

AND FURTHER

VOTED:

That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 31 subject to the submission of revised plans acceptable to the Director which address certain dimensional issues identified by abutters and to execute in the name and on behalf of the Authority a Cooperation Agreement and any other documents required by the Cooperation Agreement, all in the Authority's usual form, with the developer of said Planend Development Area; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan;

AND FURTHER

VOTED:

That in reference to petition(s) to be brought before the Board of Appeal by McNeil & Associates, Inc., for exceptions as listed in the Development Plan for Planned Development Area No. 31 which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning Commission will have adopted a Map Amendment designating the land involved as a Planned Development Area, and provided, further, that final plans be submitted to the Authority for design review to ensure that the plans are consistent with said Development Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Development Plan.

ALLENDALE GLEN

GENERAL INFORMATION

PROJECT ADDRESS: 44 Allandale Street
DEVELOPER: McNeil & Associates, Inc.
ARCHITECT: The Architectural Team
LEGAL COUNSEL: Doherty, Lonergan, & Hovanesian / Kevin Leary

ZONING INFORMATION

IPOD ZONING: N/A
UNDERLYING ZONING: S-.3
REQUIRED ZONING RELIEF: Exceptions pursuant to PDA designation
for multi-family use and height

PROPOSAL INFORMATION

DEVELOPMENT PROGRAM

TOTAL SF: 160,926
RESIDENTIAL SF & UNITS: 116,471 (99 units elderly, 1 unit for
resident manager)
OTHER SF (SPECIFY): 44,455 (ancillary spaces: dining,
laundry, meeting room)
PARKING SPACES: 100

SITE AREA: 587,884 (13.5 acres)
PROPOSED HEIGHT: 37' (3 Stories) and 54' (5 Stories)
PROPOSED FAR: .27
TOTAL DEVELOPMENT COST: \$19.4 Million
SITE OWNERSHIP: Faulkner Hospital (under lease to McNeil for
99 years)

PUBLIC BENEFITS:

CONSTRUCTION JOBS: 35-50
PERMANENT JOBS: 6-8
TAXES: \$108,106
HOUSING LINKAGE: N/A
JOBS LINKAGE: N/A

DEVELOPMENT REVIEW APPROVAL STATUS

DIPP HEARING DATE: N/A
SUBJECT TO BCDC REVIEW: No
SUBJECT TO ARTICLE 31: No
DATE OF BOARD OF APPEAL HEARING: Not yet determined
OTHER SIGNIFICANT DATES:
START OF CONSTRUCTION: 1989 2nd Quarter
DATE OF COMPLETION: 1990 3rd Quarter

STATUS: Schematic

BRA PROJECT REVIEW TEAM

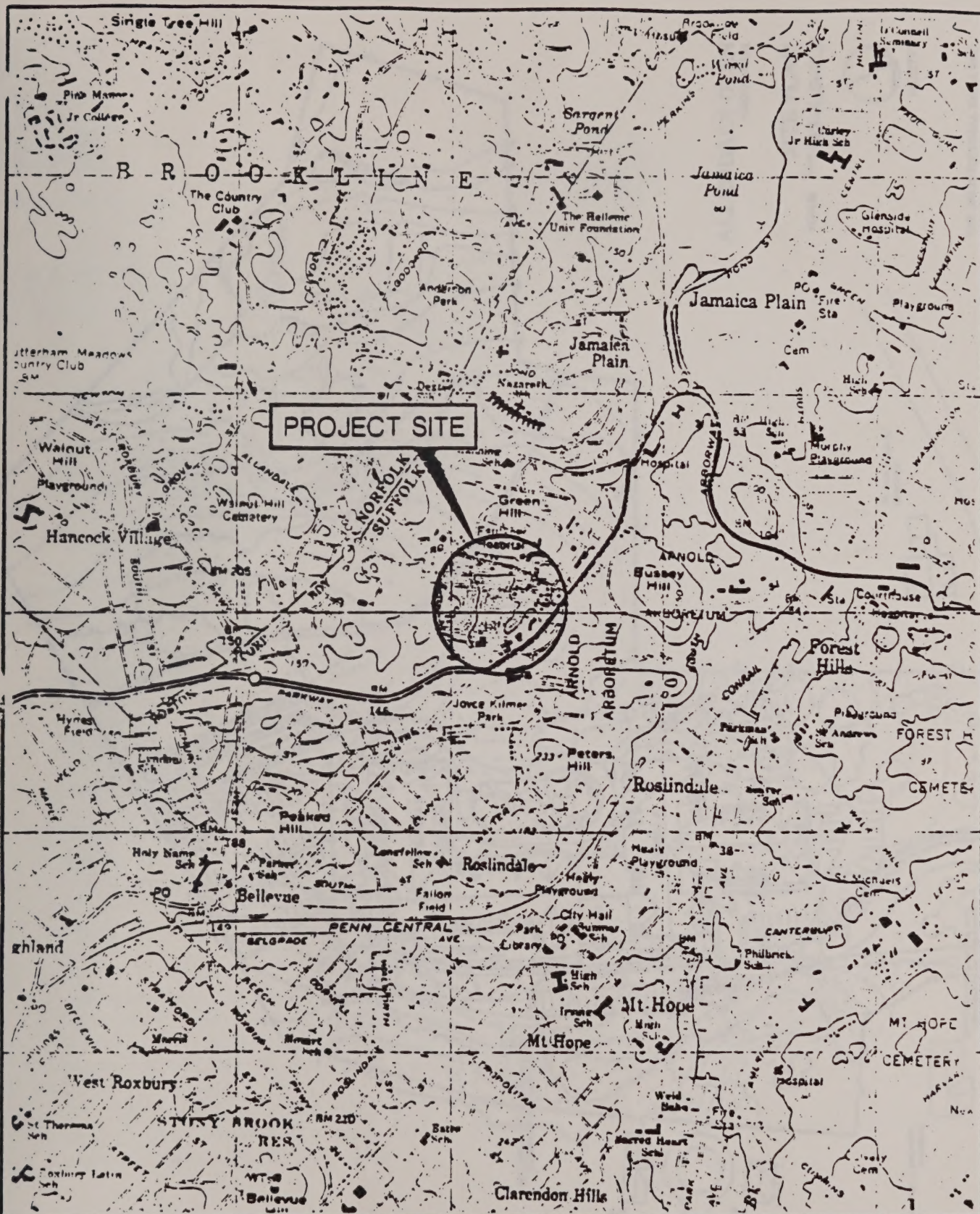
MANAGER: Nancy Tentindo
ARCHITECT: Jim Kostaras
OTHERS: Andy McClurg, Dick Mertens, Patrice Todisco



PROJECT LOCATION MAP



A



44 ALLANDALE ROAD
JAMAICA PLAIN, MA

JOB NO. 3.0028.0

SCALE 1" = 2083'

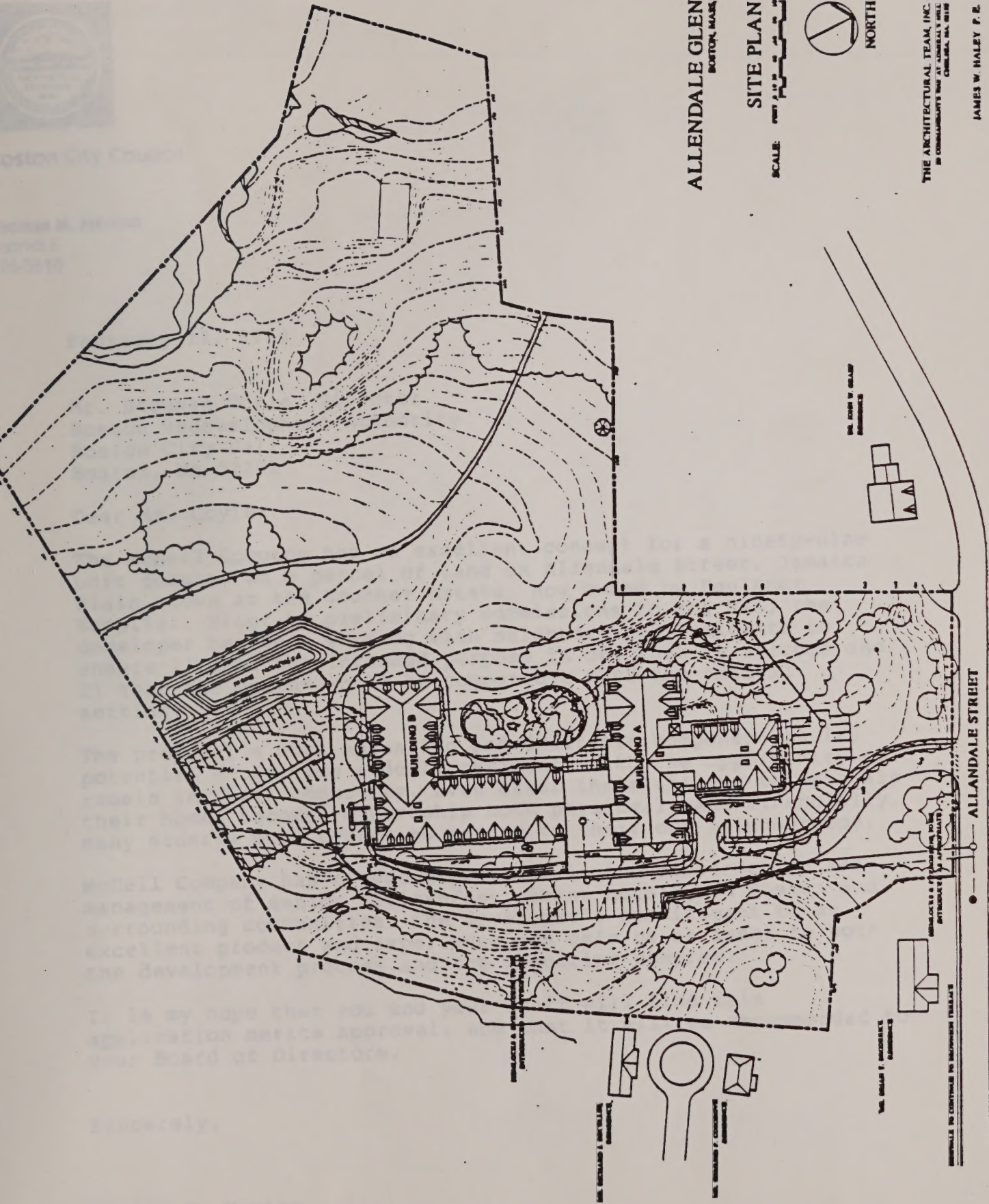
DATE NOVEMBER 23, 1987

PROJECT LOCATION MAP



FIGURE NO.

A



ALLENDALE GLEN BOSTON, MASS.

SITE PLAN

SCALE: 1" = 100'



NORTH

THE ARCHITECTURAL TEAM, INC.
IN CONSULTATION WITH THE ARCHITECTS
CONSULTANTS, INC. 1970

JAMES W. HALEY P.E.



Boston City Council

Thomas M. Menino
District 5
725-3510

February 13, 1989

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Coyle:

The McNeil Company has an excellent concept for a ninety-nine unit complex on a parcel of land on Allendale Street, Jamaica Plain known as the Souther Estate, now owned by Faulkner Hospital. Prior to preliminary submissions to the BRA, the developer has been working with neighbors and residents to ensure 1) that the intended purpose is one that is welcome and 2) that the design would be compatible with the natural setting.

The proposal's most appealing and desirable component is its potential to provide elderly residents with the opportunity to remain in their community. Even after their ability to maintain their homes becomes a hardship both physically and financially, many elderly much prefer to remain in their own neighborhood.

McNeil Company has proven experience in the construction and management of senior citizen/retirement housing in Boston and surrounding communities. The developer's commitment to an excellent product and experience can only be an asset to both the development process and the resulting complex.

It is my hope that you and your staff will find this application merits approval, and that it will be recommended to your Board of Directors.

Sincerely,

Thomas M. Menino

JAMAICA HILLS ASSOCIATION, INC.
FOUNDED 1941P.O. BOX 392
JAMAICA PLAIN, MA 02130

February 10, 1989

Mr. William Whitney
Deputy Director
Boston Redevelopment Authority
City Hall
Boston, MA 02201

RE: Allendale Glen
44 Allendale Street
P.D.A. No. 31

Dear Mr. Whitney:

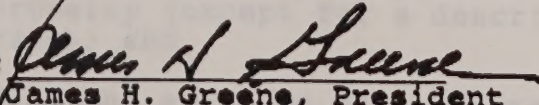
At the monthly meeting of the Jamaica Hills Association held on Wednesday evening, February 8, 1989, the board of directors voted with no objections and one abstention to reaffirm its support of the above captioned PDA as set forth in the letter of the Zoning committee dated July, 29, 1988 and addressed to Mr. William Roop of McNeil & Associates, a copy of which is attached.

The Board has been apprised of the numerous meetings which have taken place during the past six months with abutters and neighbors proximate to the site for the proposed development as well as the design review meetings with BRA staff. The members expressed pleasure that the resulting development promises to be even more attractive and less imposing than the original design. Additionally, the board of directors, realizing the need for elderly housing in this community, is confident that the development will be well received by qualified homeowners within our immediate area.

The support for this proposed development and the Planned Development Area status for which application has been made, continues to be conditional upon the Jamaica Hills Association's review of any substantial deviations from the most recently revised plan including building and parking location, exterior facade, and imposition of a conservation restriction on the remaining unbuilt portion of the property.

It is my intention as president of the association to be present at the February 16th BRA Board hearing to speak in favor of the application.

Very truly yours,
Jamaica Hills Association

By: 
James H. Greene, President

JHG/lgd

Enclosure

July 29, 1988

Mr. William Roop
Vice President
McNeil & Associates
429 Providence Highway
Westwood, MA 02090

Re: Souther Property
Elderly Housing

Dear Mr. Roop:

Over the past year, the Jamaica Hills Association Zoning Committee has met with you numerous times to discuss your company's proposal to develop the Souther property on Allandale Street for elderly housing.

At our most recent meeting on Thursday evening, June 30, 1988, a consensus was reached among committee members and immediate neighbors present regarding an acceptable development on the Souther site. At such meeting the zoning committee voted 6 in favor, 1 opposed to support the McNeil proposal based upon the following parameters which should be included in the final development proposal. They are:

1. An elderly housing development of 98+/- units as shown on the plan presented to the committee and neighbors on June 30, 1988 and identified as Plan dated 6/28/88, prepared by The Architectural Team, Inc.;
2. Jamaica Hills Association design approval of the building materials, massing and facades, landscaping materials, parking locations and structures, so that the final design will respect the residential character of the neighborhood;
3. A conservation restriction in perpetuity on the remaining unbuilt portion of the property (except for a described future reserve parking area); and
4. A written proviso including the above to be submitted to the BRA for incorporation into the PDA approval.

Mr. William Roop
July 29, 1988
Page 2

We look forward to continuing to work with you and appreciate your willingness to consider incorporating our suggestions into your proposal.

Sincerely,

Polly S. Selkoe
Polly S. Selkoe, Co-Chair

Eleanor McDonough
Eleanor McDonough, Co-Chair

JHA/zc/ps

cc: Stephen Coyle, BRA
Bill Whitney, BRA
Nancy Tintendo, BRA
Frank O'Brien, Mayor's Office
Jim Murray, Mayor's Office

Maura Hennigan Casey, City Councillor
Christopher A. Iannella, City Council President
Arthur Lewis, State Senator
Kevin Fitzgerald, State Representative
Eleanor Myerson, State Representative
William McDonough, West Roxbury Neighborhood Council

February 14, 1989

To Whom It May Concern

On October 12, 1988 the Land Use Committee heard a proposal by McNeil & Associates for elderly housing on the former Souther Estate on Allendale St. Previously, on April 4, 1988, the Committee had heard a similar proposal from McNeil & Associates for the same site and it was agreed that the developer would continue to work with the Jamaica Hills Association, the community and the BRA to arrive at a consensus.

At the October 12 meeting, McNeil & Associates stated that the number of units had been reduced to 99, the building had been split into two buildings and that the mass of the building had been reduced nine feet. Several direct abutters were present and the Jamaica Hills Association had advised the Committee that a consensus had been reached. The committee voted a recommendation that the West Roxbury Neighborhood Council support the proposal. The Council voted to support the proposal on October 24, 1988.

At the February 8, 1989 meeting of the Land use Committee, Dr. John Graef of Allendale St. was heard on his , and other abutters', concerns about the locations of the buildings on the site, buffer zones, preservation of trees and the mass of the buildings. The Committee voted to direct the B.R.A. to consider these concerns during the review of the proposal.

William P. McDonough
William P. McDonough

Co-Chairman
Land Use Committee
West Roxbury Neighborhood Council

October 24, 1988

WEST ROXBURY NEIGHBORHOOD COUNCIL
LAND USE COMMITTEE

10 Westmoor Road
West Roxbury, MA

West Roxbury Neighborhood Council
West Roxbury, Massachusetts

Re: Allandale Glen (Souther Estate)
Allandale Street

Dear Council Members:

On October 12, 1988 at the October Land Use Committee meeting, representatives of McNeil & Associates made a presentation to the Committee regarding their proposal for elderly housing at the former Souther Estate on Allandale Street. As suggested by the Neighborhood Council, the developer has continued to work with primary abuttors, neighborhood residents, representatives of the Jamaica Hills Neighborhood Association, and the BRA in order to achieve a consensus of approval for this development.

At the meeting, McNeil & Associates informed the Committee of the changes that had been made, following meetings with the above groups:

1. Reduction in the number of units. The number of units has been reduced from 150 to 99.
2. Separation of the building. A two-building complex, connected by a one-story segment has been designed, as requested by the parties.
3. Reduction in the mass of the building. The overall mass of the building has been reduced by approximately 9', and will result in the "removal" of one conventional level of units throughout the building. This is accomplished by incorporating units into the roof design.

As a result of these changes, the Jamaica Hills Association has advised the Land Use Committee that a consensus has been reached. Several direct abuttors who previously have indicated concern relative to certain design details were present at the Land Use Council meeting and expressed no objection to the revised proposal. Consequently, the Land Use Committee recommends the proposal.

Sincerely,

William P. McDonough
Co-Chair
Land Use Committee

29 Louders Lane
Jamaica Plain, MA 02130
January 2, 1989

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Members of the Board:

Having lived in the Jamaica Hills area of Boston for the past thirty-five years, and having been active in the community for most of those years in various capacities, my husband and I wish to go on record of being definitely in favor of the endowment housing for the elderly, approximately 100 units, being proposed by McNeil and Associates, to be built on Allendale Street, on a site of about thirteen acres, known as the "Souther Property".

I am sure you are aware that the need for such housing is indisputable as our population of those over fifty-five continues to grow.

Indisputable as well is McNeil and Associates reputation for concern for the elderly, for quality construction with the needs of the elderly in mind, for maximum preservation of site environment, exceptional landscaping and continued maintenance of the highest caliber. In addition, for over a year now, they have made diligent efforts to keep the neighborhood informed of their plans through mailings, meetings, and a continuous dialogue with community groups, and most importantly, the abutters.

We have personally visited McNeil's other two properties of this concept (i.e. endowment, not as well known in this part of the country, but well accepted in other sections of the nation), both are on much more highly trafficked roads than Allendale Street. There has been scarcely any impact created because the elderly usually avoid peak hours. The buildings fit into their surroundings with architectural compatibility, they do not look institutional. The neighbors who might have expressed opposition in the beginning, have come to accept them as a welcome, attractive alternative to other proposals.

We believe this will be the case, even more so on Allendale Street. You have, or will view the property, and it is evident that the building proposed will be set so far back from the street as to be all but hidden from view. The abutters have been promised buffer zones of generous proportions, particularly because of the densely wooded areas that will remain.

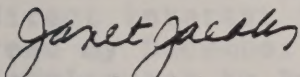
The alternative of approximately forty single family homesites, for which the property is presently zoned, would mean much more utilization of the available land, high cost per home, the streets would have to be maintained by the city, and the traffic, especially at peak hours would cause for more problems.

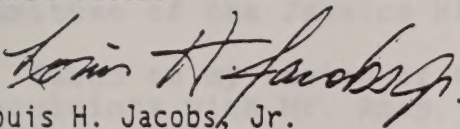
This neighborhood has long been a combination of single family homes and of institutions. The Faulkner Hospital, the Somenian Home, the Italian Home for Children, Nazareth (now Showa Institute), churches, and schools; the mix so many neighborhoods are composed of.

We must recognize the elderly as a group deserving of equal consideration as any of the above. Many have outgrown their desire or ability to maintain a home. They frequently fear for their security from intruders, or their ability to get help in case of an emergency.

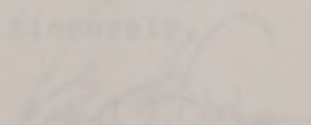
In closing, we feel the impact on the neighborhood of the McNeil proposal would be preferable to the number of single family homes proposed, and would most certainly serve a need we do not have provisions for as yet. More over the site, utilized as McNeil and Associates intend to would maintain the sylvan atmosphere of Allandale Street.

Sincerely,


Janet Jacobs


Louis H. Jacobs, Jr.

JJ/LHJ/gmt
DJE


Robert A. Jones

90 Allandale Street
Jamaica Plain, MA 02130

January 23, 1988

Mr. William Whitney
Deputy Director
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

JAN 25 1988

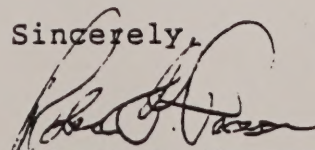
Re: Allendale Glen
44 Allandale Street
Jamaica Plain

Dear Mr. Whitney:

I have reviewed the site plan dated November 3, 1988 prepared by The Architectural Team, Inc. relating to the proposed development of 44 Allandale Street (the so called Souther Property), contemplating 99 (plus or minus) units of elderly housing. I have also met with Mr. Roop, Vice President of McNeil & Associates, the developer, and have reviewed renderings and drawings for the proposed development prepared by that firm. As I understand you are aware, I am an abutter to the 44 Allandale Street property and have, therefore, a direct interest in what happens to it. (I understand you have read my December 18, 1987 letter on the subject of this development to Polly Selkoe, Chairperson of the Zoning Committee of the Jamaica Hills Association.)

Based on my review of the foregoing items and on my discussions with Mr. Roop, I have no objection to the development as proposed - indeed, I'm supportive of it. I believe there is a substantial demand for elderly housing in this area of the city, and I applaud this initiative in response to that demand. The traffic plan seems acceptable and design appears to me to be unobtrusive and compatible with the terrain. I am positively impressed by the developer's proposed grant to the Boston Conservation Commission of a permanent open space easement with respect to several acres of the property. In short, the proposed development seems to me to represent a wholly reasonable and responsible balance between the need for additional elderly housing in the area and the desirable aim of preserving Boston's green spaces.

Sincerely,



Robert B. Fraser

RBf:mm
WP-4185/P

January 19, 1989

Mr. William Whitney
Deputy Director
Boston Redevelopment Authority
City Hall
Boston, MA 02201

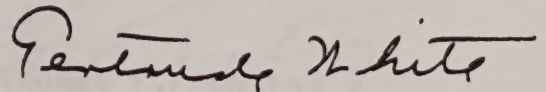
Dear Mr. Whitney:

Having resided in the Moss Hill area for many years, and having taken in interest in our neighborhood, I am pleased to learn of a proposed senior citizen development on Allandale Street near the Faulkner Hospital.

Representatives of the developer have devoted much effort during the past fifteen months in working with area residents to determine what would be in the best interests of the neighborhood. We are most pleased with the results.

There are many people in this area who have lived in larger than average homes who, at some point would welcome the opportunity of remaining in Jamaica Plain in smaller quarters, yet with an independent style of living. For this reason, I, for one, hope that this development may soon become a reality,

Sincerely yours,



Gertrude White

KEATING & CO., INC.

66 BEACON STREET

BOSTON, MASS.

THOMAS F. KEATING
PRESIDENT

February 10, 1989

William D. Whitney, Deputy Director
Urban Design and Development
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

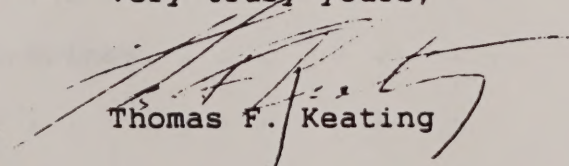
RE: Allandale Glen (Souther Property)
Jamaica Plain, MA

Dear Mr. Whitney;

I am writing to express my support for the development of Allandale Glen in Jamaica Plain. This project will provide affordable housing for elderly middle income Boston residents who are in need of a supportive and protective residential environment. This is a timely approach to assist senior citizens of our City to remain economically viable and active members of the community.

I urge to BRA to give this project its full support.

Very truly yours,



Thomas F. Keating

TFK/mw

BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 16, 1989

ALLENDALE GLEN DEVELOPMENT PLAN
for
Planned Development Area No. 31
44 Allandale Street, West Roxbury
McNeil & Associates, Inc., Developer

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